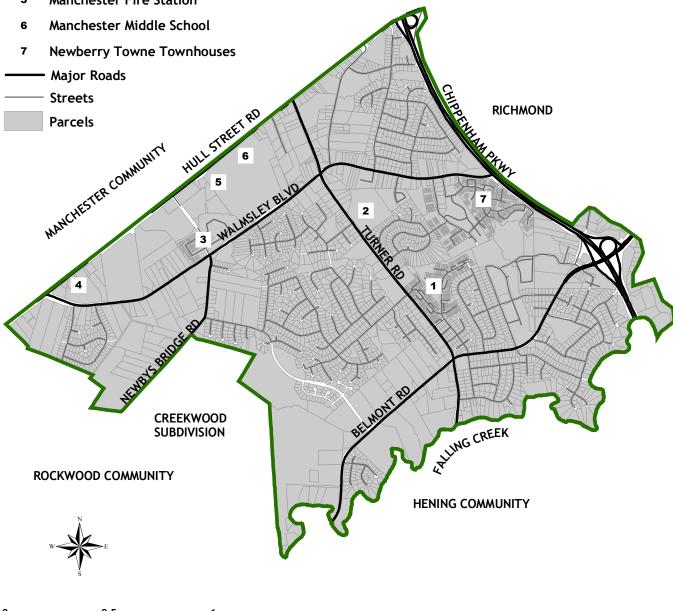
# Belmont

#### **Belmont Features**

- 1 Belfair Townhouses
- 2 Chalkley Elementary School
- 3 Cross Creek Apartments
- 4 Crosspointe Shopping Center
- 5 Manchester Fire Station



### **Belmont Community Profile**

(All data is for 2003 unless noted otherwise: see notes on pages 86-87)

#### **Strengths**

- Rental occupancy trend: 1998-2003
- Group A crime incident trend from 2000 through 2003

#### **Challenges**

- High rental occupancy rates of single-family houses
- Housing turnover
- Single-family housing maintenance and reinvestment
- Single-family housing assessment trend from 1998 through 2003
- Police calls for service per capita
- Group A crime incidents per capita
- Persons on probation per capita
- Religious, neighborhood, and community organizations per capita

#### **Community Characteristics**

- Low rate of overall housing growth
- High residential density
- High percentage of multifamily (attached) housing units
- Older single-family houses
- Smaller single-family houses
- Lower resale single-family housing prices
- Few business licenses issued per capita
- Few licensed home-based businesses per capita



Gills Gate Subdivision

## **Belmont Community Summary**

| Population         2004         Number of Persons         9,900         293,000           Average Annual Population Growth         1990-2004         Percentage Increase         1.1%         28           Average Annual Population Growth         1990-2004         Numerical Increase         100         4,907           Projected Annual Population Growth         2004-2010         Numerical Increase         67         5,900           Housing Growth         2003         Percentage Increase         67         5,900           Housing Growth (Based on Building Permits Issued For New Construction)         51,11%         2,63%           Single-Family Housing Growth         2003         Numerical Increase         23         2,230           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         5,7%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         0,5%         3,0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0,5%         3,0%           Overall Housing Crowth (includes mobile homes)         2003         Numerical Increase         0,5%         3,0%   | POPULATION GROWTH                                   | YEAR(S)         | Measure                         | BELMONT | COUNTYWIDE |  |  |
|---|---|-----------------|---------------------------------|---------|------------|--|--|
| Average Annual Population Growth  | Population  | 2004            | Number of Persons               | 9,900   | 293,900    |  |  |
| Projected Annual Population Growth         2004-2010         Percentage Increase         0.7%         2%           Projected Annual Population Growth         2004-2010         Numerical Increase         67         5,900           Housing Growth (Based on Building Permits Issued For New Construction)         Single-Family Housing Growth         2003         Percentage Increase         1.11%         2.63%           Single-Family Housing Growth         2003         Percentage Increase         0         5.7%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0         9.36           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         0         9.36           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         0.57%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         0.57%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         0.57%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57% <td< td=""><td>Average Annual Population Growth</td><td>1990-2004</td><td>Percentage Increase</td><td>1.1%</td><td>2%</td></td<> | Average Annual Population Growth                    | 1990-2004       | Percentage Increase             | 1.1%    | 2%         |  |  |
| Projected Annual Population Growth         2004-2010         Numerical Increase         67         5,900           HOUSING GROWTH (Based on Building Permits Issued For New Construction)         Single-Family Housing Growth         2003         Percentage Increase         1.11%         2.63%           Single-Family Housing Growth         2003         Numerical Increase         23         2.230           Multifamily (attached) Housing Growth         2003         Percentage Increase         0         5.7%           Multifamily (attached) Housing Growth         2003         Percentage Increase         0         9.36           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0         9.7%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.5.7%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0         9.36           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0         9.36           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0         9.36           Overall Housing Growth (includes mobile homes)         2003         Units on Zoned Land         6.0         10.37   | Average Annual Population Growth                    | 1990-2004       | Numerical Increase              | 100     | 4,907      |  |  |
| Housing Growth (Based on Building Permits Issued For New Construction)  | Projected Annual Population Growth                  | 2004-2010       | Percentage Increase             | 0.7%    | 2%         |  |  |
| Single-Family Housing Growth         2003         Percentage Increase         1.11%         2.63%           Single-Family Housing Growth         2003         Numerical Increase         23         2,230           Multifamily (attached) Housing Growth         2003         Percentage Increase         0         5.7%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         23         3,200           GROWTH POTENTIAL         William (Increase)         23         3,200           GROWTH POTENTIAL         2003         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Deant Land         603         43,588           Subdivision Potential (techative subdivision plats)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Parcets         550         17,343           Vacant Property (no assessed improvement value)         2003         Parcets         557   | Projected Annual Population Growth                  | 2004-2010       | Numerical Increase              | 67      | 5,900      |  |  |
| Single-Family Housing Growth         2003         Numerical Increase         23         2,230           Multifamily (attached) Housing Growth         2003         Percentage Increase         0         5,79%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         23         3,200           GROWTH POTENTIAL         Housing Unit Growth Potential         2003         Units on Planned Land         603         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Aproved Tentative Lots         402         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343   | Housing Growth (Based on Building Permits Issued I  | For New Constru | uction)                         |         |            |  |  |
| Multifamily (attached) Housing Growth         2003         Percentage Increase         0         5.7%           Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         23         3,200           GROWTH POTENTIAL         William (Miles)         William (Miles)         8.0         103,074           Housing Unit Growth Potential         2003         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         603         43,588           Subdivision Potential (tentative subdivision lots)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Apracels         550         17,343           Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343           Vacant Property (minimal improve. value)   | Single-Family Housing Growth                        | 2003            | Percentage Increase             | 1.11%   | 2.63%      |  |  |
| Multifamily (attached) Housing Growth         2003         Numerical Increase         0         936           Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57%         3.09%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         23         3,200           GROWTH POTENTIAL         Housing Unit Growth Potential         2003         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         603         43,588           Subdivision Potential (recorded subdivision plats)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         402         8,681           Subdivision Potential (recorded subdivision lots)         2003         Parcels         550         17,343           Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve, value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve, value)         2003         Acres         610         155,428           H  | Single-Family Housing Growth                        | 2003            | Numerical Increase              | 23      | 2,230      |  |  |
| Overall Housing Growth (includes mobile homes)         2003         Percentage Increase         0.57%         3.0%           Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         23         3,200           GROWTH POTENTIAL         Housing Unit Growth Potential         2003         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         603         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         402         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343           Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve, value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve, value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve, value)         2003         Parcels         586         19,319 <t< td=""><td>Multifamily (attached) Housing Growth</td><td>2003</td><td>Percentage Increase</td><td>0</td><td>5.79%</td></t<>  | Multifamily (attached) Housing Growth               | 2003            | Percentage Increase             | 0       | 5.79%      |  |  |
| Overall Housing Growth (includes mobile homes)         2003         Numerical Increase         23         3,200           GROWTH POTENTIAL         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         603         43,588           Subdivision Potential (recorded subdivision lots)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         402         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343           Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve, value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve, value)         2003         Acres         610         155,428           Housing Conditions         2003         Units / Acres         1,76         0.39           Single-Family Housing         2003         Units / Acres         1,76   | Multifamily (attached) Housing Growth               | 2003            | Numerical Increase              | 0       | 936        |  |  |
| GROWTH POTENTIAL         2003         Units on Planned Land         955         103,074           Housing Unit Growth Potential         2003         Units on Zoned Land         603         43,588           Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         402         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343           Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve. value)         2003         Acres         610         155,428           Housing Conditions         402         402         402         402         402           Housing Density         2003         Units/Acre         560         19,319           Underimproved Property (minimal improve. value)         2003         Units/Acre         1.76         0.39           Single-Family Housing         2003         Units/Acre         1.76         0.39   | Overall Housing Growth (includes mobile homes)      | 2003            | Percentage Increase             | 0.57%   | 3.09%      |  |  |
| Housing Unit Growth Potential   2003  | Overall Housing Growth (includes mobile homes)      | 2003            | Numerical Increase              | 23      | 3,200      |  |  |
| Housing Unit Growth Potential   2003  | GROWTH POTENTIAL                                    |                 |                                 |         |            |  |  |
| Subdivision Potential (tentative subdivision plats)         2003         Approved Tentative Lots         253         10,711           Subdivision Potential (recorded subdivision lots)         2003         Vacant Recorded Lots         402         8,681           Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343           Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve. value)         2003         Acres         610         155,428           Housing Density         2003         Units         2,085         87,495           Single-Family Housing         2003         Units         2,085         87,495           Single-Family Housing         2003         Percentage of All Housing Units         51,60%         82,12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         48,40%         15,84%           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         86,43%         89,98%           Rental Occupancy         2003         Percentage of All SFR Units  | Housing Unit Growth Potential                       | 2003            | Units on Planned Land           | 955     | 103,074    |  |  |
| Subdivision Potential (recorded subdivision lots)2003Vacant Recorded Lots4028,681Vacant Property (no assessed improvement value)2003Parcels55017,343Vacant Property (no assessed improvement value)2003Acres547122,618Underimproved Property (minimal improve. value)2003Parcels58619,319Underimproved Property (minimal improve. value)2003Acres610155,428HOUSING CONDITIONSHousing Density2003Units/Acre1.760.39Single-Family Housing2003Percentage of All Housing Units51.60%82.12%Multifamily (attached) Housing2003Percentage of All Housing Units51.60%82.12%Multifamily (attached) Housing2003Percentage of All Housing Units48.40%15.84%Owner Occupied Single-Family Housing2003Units1,80278,724Owner Occupied Single-Family Housing2003Percentage of All SFR Units86.43%89.98%Rental Occupancy2003Percentage of All SFR Units86.43%89.98%Rental Occupancy2003Percentage of All SFR Units13.57%10.02%Rental Occupancy Trend1998-2003Percentage Change-0.22%-0.62%Age of Single-Family Housing2003Median Age in Years2719Size of Single-Family Housing2003Median Size, in Square Feet1,4791,814Single-Family Housing Turnover2003Percentage of Units So  | Housing Unit Growth Potential                       | 2003            | Units on Zoned Land             | 603     | 43,588     |  |  |
| Vacant Property (no assessed improvement value)         2003         Parcels         550         17,343           Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve. value)         2003         Acres         610         155,428           HOUSING CONDITIONS           HOUSING CONDITIONS           Units / Acre         1.76         0.39           Single-Family Housing         2003         Units         2,085         87,495           Single-Family Housing         2003         Percentage of All Housing Units         51.60%         82.12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         48.40%         15.84%           Owner Occupied Single-Family Housing         2003         Units         1,802         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         86.43%         89.98%           Rental Occupancy         2003         Percentage of All SFR Units         13.57%         10.02%           Rental Occupancy         2003  | Subdivision Potential (tentative subdivision plats) | 2003            | Approved Tentative Lots         | 253     | 10,711     |  |  |
| Vacant Property (no assessed improvement value)         2003         Acres         547         122,618           Underimproved Property (minimal improve. value)         2003         Parcels         586         19,319           Underimproved Property (minimal improve. value)         2003         Acres         610         155,428           HOUSING CONDITIONS           HOUSING CONDITIONS           Units         1.76         0.39           Single-Family Housing         2003         Units         2,085         87,495           Single-Family Housing         2003         Percentage of All Housing Units         51.60%         82.12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         48.40%         15.84%           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         1,802         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         86.43%         89.98%           Rental Occupancy         2003         Percentage of All SFR Units         13.57%         10.02%           Rental Occupancy Trend         1998-2003         Percentage Change         -0.22%         -0.62%           Age of Single-Family Housing   | Subdivision Potential (recorded subdivision lots)   | 2003            | Vacant Recorded Lots            | 402     | 8,681      |  |  |
| Underimproved Property (minimal improve. value) 2003 Parcels 586 19,319 Underimproved Property (minimal improve. value) 2003 Acres 610 155,428  HOUSING CONDITIONS  HOUSING CONDITIONS  Housing Density 2003 Units/Acre 1.76 0.39 Single-Family Housing 2003 Units 2,085 87,495 Single-Family Housing 2003 Percentage of All Housing Units 51.60% 82.12% Multifamily (attached) Housing 2003 Units 1,956 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 48.40% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,802 78,724 Owner Occupied Single-Family Housing 2003 Units 1,802 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89.98% Rental Occupancy 2003 Units 283 8,771 Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02% Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 13.57% 10.02% Rental Occupancy Trend 1998-2003 Percentage Change 0.22% 0.62% Age of Single-Family Housing 2003 Median Age in Years 27 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372 Residential Code Enforcement Complaints 2003 Number 73 2,664  | Vacant Property (no assessed improvement value)     | 2003            | Parcels                         | 550     | 17,343     |  |  |
| Underimproved Property (minimal improve. value)         2003         Acres         610         155,428           HOUSING CONDITIONS           Housing Density         2003         Units/Acre         1.76         0.39           Single-Family Housing         2003         Units         2,085         87,495           Single-Family Housing         2003         Percentage of All Housing Units         51.60%         82.12%           Multifamily (attached) Housing         2003         Percentage of All Housing Units         48.40%         15.84%           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         86.43%         89.98%           Rental Occupancy         2003         Percentage of All SFR Units         86.43%         89.98%           Rental Occupancy         2003         Percentage of All SFR Units         13.57%         10.02%           Rental Occupancy         2003         Percentage of All SFR Units         13.57%         10.02%           Rental Occupancy Trend         1998-2003         Percentage Change         -0.22%         -0.62%           Age of Single-Family Housing         2003         Median Age in Years         27         19           Size of Single-Family Housing Turnover         2003         Percentage of Units Sold  | Vacant Property (no assessed improvement value)     | 2003            | Acres                           | 547     | 122,618    |  |  |
| Housing Conditions           Housing Density         2003         Units/Acre         1.76         0.39           Single-Family Housing         2003         Units         2,085         87,495           Single-Family Housing         2003         Percentage of All Housing Units         51.60%         82.12%           Multifamily (attached) Housing         2003         Units         1,956         16,881           Multifamily (attached) Housing         2003         Percentage of All Housing Units         48.40%         15.84%           Owner Occupied Single-Family Housing         2003         Units         1,802         78,724           Owner Occupied Single-Family Housing         2003         Percentage of All SFR Units         86.43%         89.98%           Rental Occupancy         2003         Units         283         8,771           Rental Occupancy         2003         Percentage of All SFR Units         13.57%         10.02%           Rental Occupancy Trend         1998-2003         Percentage Change         -0.22%         -0.62%           Age of Single-Family Housing         2003         Median Age in Years         27         19           Size of Single-Family Housing         2003         Median Size, in Square Feet         1,479         1,814   | Underimproved Property (minimal improve. value)     | 2003            | Parcels                         | 586     | 19,319     |  |  |
| Housing Density  2003 Units/Acre 1.76 0.39  Single-Family Housing 2003 Units 2,085 87,495  Single-Family Housing 2003 Percentage of All Housing Units 51.60% 82.12%  Multifamily (attached) Housing 2003 Units 1,956 16,881  Multifamily (attached) Housing 2003 Percentage of All Housing Units 48.40% 15.84%  Owner Occupied Single-Family Housing 2003 Units 1,802 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89.98%  Rental Occupancy 2003 Units 283 8,771  Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02%  Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 13.57% 10.02%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664   | Underimproved Property (minimal improve. value)     | 2003            | Acres                           | 610     | 155,428    |  |  |
| Single-Family Housing 2003 Units 2,085 87,495  Single-Family Housing 2003 Percentage of All Housing Units 51.60% 82.12%  Multifamily (attached) Housing 2003 Units 1,956 16,881  Multifamily (attached) Housing 2003 Percentage of All Housing Units 48.40% 15.84%  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 1,802 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89.98%  Rental Occupancy 2003 Percentage of All SFR Units 283 8,771  Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.22% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664   |   |                 |                                 |         |            |  |  |
| Single-Family Housing 2003 Percentage of All Housing Units 51.60% 82.12% Multifamily (attached) Housing 2003 Units 1,956 16,881 Multifamily (attached) Housing 2003 Percentage of All Housing Units 48.40% 15.84% Owner Occupied Single-Family Housing 2003 Units 1,802 78,724 Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89,98% Rental Occupancy 2003 Units 283 8,771 Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02% Rental Occupancy Trend 1998-2003 Percentage of All SFR Units 13.57% 10.02% Age of Single-Family Housing 2003 Median Age in Years 27 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372 Residential Code Enforcement Complaints 2003 Number 73 2,664  | Housing Density                                     | 2003            | Units/Acre                      | 1.76    | 0.39       |  |  |
| Multifamily (attached) Housing 2003 Units 1,956 16,881  Multifamily (attached) Housing 2003 Percentage of All Housing Units 48.40% 15.84%  Owner Occupied Single-Family Housing 2003 Units 1,802 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89.98%  Rental Occupancy 2003 Units 283 8,771  Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Of All SFR Units 13.57% 10.02%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664  | Single-Family Housing                               | 2003            | Units                           | 2,085   | 87,495     |  |  |
| Multifamily (attached) Housing 2003 Percentage of All Housing Units 48.40% 15.84%  Owner Occupied Single-Family Housing 2003 Units 1,802 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89.98%  Rental Occupancy 2003 Units 283 8,771  Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.22% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664  | Single-Family Housing                               | 2003            | Percentage of All Housing Units | 51.60%  | 82.12%     |  |  |
| Owner Occupied Single-Family Housing 2003 Units 1,802 78,724  Owner Occupied Single-Family Housing 2003 Percentage of All SFR Units 86.43% 89.98%  Rental Occupancy 2003 Units 283 8,771  Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.22% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664   | Multifamily (attached) Housing                      | 2003            | Units                           | 1,956   | 16,881     |  |  |
| Owner Occupied Single-Family Housing  2003 Percentage of All SFR Units  86.43%  89.98%  Rental Occupancy  2003 Units  283  8,771  Rental Occupancy  2003 Percentage of All SFR Units  13.57%  10.02%  Rental Occupancy Trend  1998-2003 Percentage Change  -0.22%  Age of Single-Family Housing  2003 Median Age in Years  27  19  Size of Single-Family Housing  2003 Median Size, in Square Feet  1,479  1,814  Single-Family Housing Turnover  2003 Percentage of Units Sold  6.86%  6.14%  Single-Family Housing Maintenance/Reinvestment  2003 Avg. Building Permit Value/Unit  \$114  \$372  Residential Code Enforcement Complaints  2003 Number  73  2,664  | Multifamily (attached) Housing                      | 2003            | Percentage of All Housing Units | 48.40%  | 15.84%     |  |  |
| Rental Occupancy 2003 Units 283 8,771  Rental Occupancy 2003 Percentage of All SFR Units 13.57% 10.02%  Rental Occupancy Trend 1998-2003 Percentage Change -0.22% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664  | Owner Occupied Single-Family Housing                | 2003            | Units                           | 1,802   | 78,724     |  |  |
| Rental Occupancy  Rental Occupancy Trend  1998-2003  Percentage of All SFR Units  13.57%  10.02%  Rental Occupancy Trend  1998-2003  Percentage Change  -0.22%  -0.62%  Age of Single-Family Housing  2003  Median Age in Years  27  19  Size of Single-Family Housing  2003  Median Size, in Square Feet  1,479  1,814  Single-Family Housing Turnover  2003  Percentage of Units Sold  6.86%  6.14%  Single-Family Housing Maintenance/Reinvestment  2003  Avg. Building Permit Value/Unit  \$114  \$372  Residential Code Enforcement Complaints  2003  Number  73  2,664  | Owner Occupied Single-Family Housing                | 2003            | Percentage of All SFR Units     | 86.43%  | 89.98%     |  |  |
| Rental Occupancy Trend 1998-2003 Percentage Change -0.22% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664  | Rental Occupancy                                    | 2003            | Units                           | 283     | 8,771      |  |  |
| Rental Occupancy Trend 1998-2003 Percentage Change -0.22% -0.62%  Age of Single-Family Housing 2003 Median Age in Years 27 19  Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814  Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664  | Rental Occupancy                                    | 2003            | Percentage of All SFR Units     | 13.57%  | 10.02%     |  |  |
| Age of Single-Family Housing 2003 Median Age in Years 27 19 Size of Single-Family Housing 2003 Median Size, in Square Feet 1,479 1,814 Single-Family Housing Turnover 2003 Percentage of Units Sold 6.86% 6.14% Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372 Residential Code Enforcement Complaints 2003 Number 73 2,664  | Rental Occupancy Trend                              | 1998-2003       |                                 | -0.22%  | -0.62%     |  |  |
| Size of Single-Family Housing2003Median Size, in Square Feet1,4791,814Single-Family Housing Turnover2003Percentage of Units Sold6.86%6.14%Single-Family Housing Maintenance/Reinvestment2003Avg. Building Permit Value/Unit\$114\$372Residential Code Enforcement Complaints2003Number732,664   |   |                 | 5 5                             |         |            |  |  |
| Single-Family Housing Turnover  2003 Percentage of Units Sold 6.86% 6.14%  Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664  | , , ,   |                 |                                 |         |            |  |  |
| Single-Family Housing Maintenance/Reinvestment 2003 Avg. Building Permit Value/Unit \$114 \$372  Residential Code Enforcement Complaints 2003 Number 73 2,664   |   |                 |                                 |         |            |  |  |
| Residential Code Enforcement Complaints 2003 Number 73 2,664  |   |                 | -                               |         |            |  |  |
|   |   |                 |                                 |         |            |  |  |
| DESIGNATION CORE EMPLEMENT COMPANIES AND FELLOUISM  | Residential Code Enforcement Complaints             | 2003            | Per Capita                      | 0.0074  | 0.0094     |  |  |

## **Belmont Community Summary**

| SINGLE-FAMILY HOUSING VALUES               | YEAR(S)   | Measure                     | BELMONT   | COUNTYWIDE |
|--|-----------|-----------------------------|-----------|------------|
| All Houses: Median Sales Price             | 2003      | Sales Price                 | \$112,000 | \$162,000  |
| All Houses: Median Sales Price             | 2003      | Sales Price Increase        | \$3,100   | \$13,000   |
| All Houses: Median Sales Price             | 2003      | Sales Price Increase        | 2.85%     | 8.72%      |
| All Houses: Median Sales Price Trend       | 1998-2003 | Annual Sales Price Increase | \$6,125   | \$8,500    |
| All Houses: Median Sales Price Trend       | 1998-2003 | Annual Sales Price Increase | 6.60%     | 6.27%      |
| New Houses: Median Sales Price             | 2003      | Sales Price                 | \$149,430 | \$218,784  |
| New Houses: Median Sales Price Trend       | 1998-2003 | Annual Sales Price Increase | n/a       | \$12,432   |
| New Houses: Median Sales Price Trend       | 1998-2003 | Annual Sales Price Increase | n/a       | 6.91%      |
| Resale Houses: Median Sales Price          | 2003      | Sales Price                 | \$109,900 | \$147,000  |
| Resale Houses: Median Sales Price          | 2003      | Sales Price Increase        | \$5,900   | \$12,000   |
| Resale Houses: Median Sales Price          | 2003      | Sales Price Increase        | 5.67%     | 8.89%      |
| Resale Houses: Median Sales Price Trend    | 1998-2003 | Annual Sales Price Increase | \$5,705   | \$7,200    |
| Resale Houses: Median Sales Price Trend    | 1998-2003 | Annual Sales Price Increase | 6.19%     | 5.78%      |
| New Houses vs. Resale Houses: Sales Prices | 2003      | Percentage Difference       | 136%      | 149%       |
| All Houses: Assessment Trend               | 1998-2003 | Average Annual Increase     | \$3,723   | \$9,433    |
| All Houses: Assessment Trend               | 1998-2003 | Average Annual Increase     | 4.33%     | 7.93%      |
| All Houses: Assessment Trend               | 2003      | Increase                    | \$557     | \$1,800    |
| All Houses: Assessment Trend               | 2003      | Increase                    | 0.58%     | 1.23%      |
| PUBLIC SAFETY                              | 1         |                             |           |            |
| Police Calls For Service                   | 2003      | Per Capita                  | 0.6103    | 0.4748     |
| Group A Crime Incidents                    | 2003      | Per Capita                  | 0.0896    | 0.0579     |
| Group A Crime Incident Trend               | 2000-2003 | Annual Change Per Capita    | -0.48%    | 0.77%      |
| Violent Crime Incidents                    | 2003      | Per Capita                  | 0.0190    | 0.0150     |
| Property Crime Incidents                   | 2003      | Per Capita                  | 0.0392    | 0.0271     |
| Quality of Life Crime Incidents            | 2003      | Per Capita                  | 0.0264    | 0.0171     |
| Persons on Probation                       | 2003      | Per Capita                  | 0.0091    | 0.0059     |
| Emergency Medical Calls For Service        | 2003      | Per Capita                  | 0.0681    | 0.0732     |
| Fire Calls For Service                     | 2003      | Per Capita                  | 0.0267    | 0.0287     |
| Traffic Accidents                          | 2003      | Per Capita                  | 0.0185    | 0.0230     |
| Businesses                                 | <u></u>   | •                           | <u> </u>  | <u> </u>   |
| Businesses (licensed)                      | 2003      | Per Capita                  | 0.0305    | 0.0489     |
| Home-Based Businesses (licensed)           | 2003      | Per Capita                  | 0.0173    | 0.0282     |
| Employment (excluding government jobs)     | 2002      | Number of Jobs              | 1,533     | 91,646     |
| COMMUNITY LIFE                             |           |                             |           |            |
| Community and Other Organizations          | 2003      | Per Capita                  | 0.0024    | 0.0033     |